



LEWIS C. STRAUSS
 1236 / 309
 876 / 210
 ZONED: R-20
 LAND USE: RESIDENTIAL

GENERAL NOTES

- EXISTING ZONING: R-20 (RESIDENTIAL - SINGLE)
- GROSS AREA OF TRACT: 9.484 AC.±
- AREA OF PROPOSED LOTS: 8,925 AC.±
- BUILDABLE LOTS: 1977 AC.±
- OPEN SPACE LOTS: 0.948 AC.±
- AREA OF PROPOSED ROADS: 1.189 AC.±
- TOTAL NUMBER OF LOTS: 19
- BUILDABLE LOTS: 17
- OPEN SPACE LOTS: 2
- PUBLIC WATER AND PUBLIC SEWERAGE WILL BE UTILIZED FOR THIS SUBDIVISION.
- XXXX - DENOTES STEEP SLOPES (15% OR GREATER)
- EX. WOODS
- PROPERTY OUTLINE SHOWN IS BASED ON BOUNDARY SURVEY BY RICHARD BROWNE ASSOC. DATED 12/14/77. PROPERTY OF ABDULLAH SHAMS PIRAZEH, ET AL DATED 12/14/77.
- WETLANDS ANALYSIS PROVIDED BY LANDSCAPE DATED 12/18/88. NO WETLANDS LOCATED WITHIN THESE PROPERTY LIMITS. NO WETLANDS PERMITS ARE REQUIRED.
- STREET TREES SHALL BE PROVIDED IN ACCORDANCE SECTION 16.31 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. STREET TREES DENOTED - (+) WITH TREE SYMBOL.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE SHOWN ON THE ROAD CONSTRUCTION DRAWINGS.
- NOISE ANALYSIS PROVIDED BY WILSON T. BALLARD CO. DATED JANUARY, 1987. GEBA CONTOUR FOR YEAR 2015 DENOTED:

COORDINATES

NO.	NORTH	EAST
1	10,000.00	10,000.00
2	10,022.42	10,906.66
3	10,408.04	10,971.81
4	9,926.77	10,785.43
5	9,817.09	10,891.28
6	9,608.39	10,472.97

MINIMUM LOT SIZE CHART

LOT NO.	TOTAL AREA (SQ. FT.)	EXISTING STEEP SLOPES (SQ. FT.)	PROPOSED STEEP SLOPES (SQ. FT.)	FLOODPLAIN (SQ. FT.)	PIPE SEW (SQ. FT.)	NET AREA (SQ. FT.)
1	10,100	100	676 (4%)	---	---	10,100
2	10,000	---	1100 (6%)	---	---	10,000
3	10,000	---	140 (1%)	---	---	10,000
4	10,000	---	---	---	---	10,000
5	10,000	---	---	---	---	10,000
6	23,600	200	---	---	3400	20,000
7	20,000	---	1900 (7%)	---	---	20,000
8	20,000	---	---	---	---	20,000
9	10,000	---	---	---	---	10,000
10	10,000	---	---	---	---	10,000
11	10,000	---	---	---	---	10,000
12	20,000	---	---	---	---	20,000
13	20,000	---	---	---	---	20,000
14	10,250	200	---	---	---	10,000
15	10,700	700	---	---	---	10,000
16	10,900	500	500 (3%)	---	---	10,000
17	10,000	---	1000 (6%)	---	---	10,000
18	23,925	400	1000 (4%)	15,000 (62%)	---	8,125
19	17,775	1500	---	---	---	16,275

DENSITY TABULATION

GROSS AREA	9.484 Ac.±
FLOODPLAIN / STEEP SLOPES	0.084 Ac.±
NET AREA	9.400 Ac.±
NO. OF DWELLING UNITS ALLOWED	20.5
FLOODPLAIN LOT ADJUSTMENT ALLOWANCE	---
TOTAL NO. OF DWELLING UNITS ALLOWED	20.5
TOTAL NO. OF DWELLING UNITS PROPOSED	17
DENSITY PER ACRES	1.81

OPEN SPACE TABULATIONS

- TOTAL GROSS AREA OF PROPERTY: 9.484 Ac.±
- MINIMUM LOT SIZE USED: 10,000 SQ. FT.
- REQUIRED OPEN SPACE (10%): 0.948 Ac.±
- PROVIDED OPEN SPACE: 0.948 Ac.±

OPEN SPACE NOTES

- TOTAL NUMBER OF OPEN SPACE LOTS: 2
- TOTAL AREA OF OPEN SPACE LOTS: 41,300 SQ. FT. (0.948 AC.±)
- TOTAL AREA OF STEEP SLOPES: 1,900 SQ. FT. (0.043 AC.±)
- TOTAL AREA OF FLOODPLAIN: 0
- TOTAL AREA OF STORMWATER MGT.: 15,000 SQ. FT. (0.344 AC.±)
- TOTAL AREA OF DRY GROUND OPEN SPACE: 24,400 SQ. FT. (0.561 AC.±) (59%)

REVISIONS

DESIGNED	DATE	BY	DESCRIPTION
B.D.B.	12-30-88		
DRAWN	12-30-88		
CHECKED	12-30-88		
APPROVED	12-30-88		

Dewberry & Davis
 ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS
 3300 N. RIDGE ROAD, SUITE 100
 ELLICOTT CITY, MD. 21043
 (301) 461-7478

OWNER
 ABDULLAH SHAMS PIRAZEH
 405 FREDERICK RD.
 CABBINSVILLE, MD. 21228

DEVELOPER
 FONIA NOVA, INC.
 3701 COURT HOUSE DRIVE
 ELLICOTT CITY, MD. 21043

PRELIMINARY PLAN
CHESTNUT RIDGE
NOVA SQUARE

2ND ELECTION DISTRICT
 TAX MAP NO. 18
 DATE: JANUARY 20, 1989
 PARCEL 62

SCALE: 1" = 50'
 PREVIOUS SUBMISSIONS: 5-88-97
 FILE NO. SHEET 1 OF 1

TENTATIVELY APPROVED ON 4-17-89
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 5-31-89